The McKinley Herald.

Vol. ~~III~~ IV, No. 5. NEW YORK CITY AND BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. JULY, 1908.

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ASTOR, LENOX AND TILDEN FOUNDATIONS.

500-ACRE ORANGE AND GRAPEFRUIT GROVES ARE ENTIRELY PLANTED

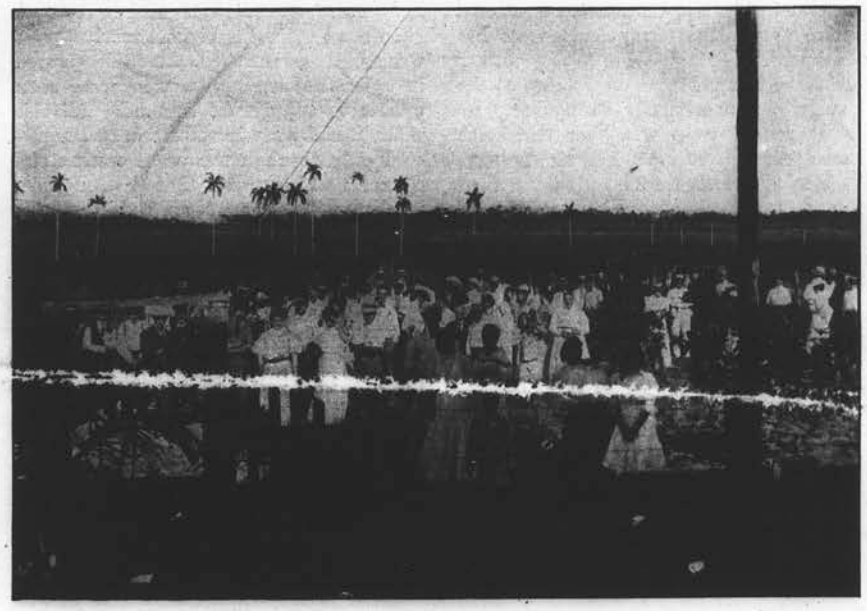
Clearing finished the last of February and planting a month later. McKinley Colonies now a centre of activity in citrus cuture. Enthusiastic settlers celebrate completion of planting by a rousing meeting at the headquarters. Hearty co-operation of company and bondhoders results in finishing big task.

The McKinley Colonies—McKinley, East McKinley, and West McKinley—may now lay claim to having as their central point of development the largest orange and grapefruit grove in the Isle of Pines, and probably the third largest in the world.

This magnificent body of 45,000 sturdy young trees growing as only such trees can grow in the ideal soil and matchless climate of the Isle of Pines, stands as mute but eloquent evidence of the faith and confidence of the Bondholders in the Company, and the loyal determination of the Company and its officers to successfully complete the clearing and planting of the great 500-acre tract ahead of time, if possible.

The actual work of tree-setting was finished March 31, 1908—about two years and nine months after the first trees were set out in the summer of 1905, and a little over three years after the first pines were cleared on the site of the future groves, early in January, 1905.

There is a picture of this "First Day's Clearing" showing the pine trees as they had fallen under the axes of the pioneer corps, which is to be found in the portfolio of views entitled "McKinley in the Making," published by the Company, and if any think the task to which the Company applied itself a slight one, they have only to look at that picture and the one beside it, which shows the thatched roof of the old Blanco House—the only habitable structure on the whole property at that time—and then remember that all that has been done since has been the direct result of the efforts of the Tropical Development Company, operating under often adverse and trying conditions.



Celebrating the Planting of the 500-Acre Groves at McKinley, March 31, 1908. A Portion of the Vast Groves Property appears in the Background.

Those most capable of passing judgment on the work that has been done on the 500-acre groves are naturally those of our bondholders who visited the property in the early stages of its development and who revisited it this winter, as it neared completion. Among these are Mr. A. T. Baxter, third annual inspector of the company, who visited McKinley two years ago.

Writing from McKinley under date of March 5, 1908, Mr. Baxter gives his impressions of the big groves as follows:

"It certainly did afford me pleasure to note the way most of the grove was progressing, and the evidence that the trees were doing well in every kind of soil, ranging from the dark black loam to the red gravel and sand, proving that the entire tract will produce citrus fruit.

"Certainly this is a wonderful enterprise and no one can appreciate the vastness unless he has gone over it; now that it is becoming an assured success, we should all appreciate the vast amount of labor that has been expended upon it."

HONOR TO WHOM HONOR IS DUE.

Messrs. George A. Otis, president, and Albert B. Young, director of the Tropical Development Company, personally supervised the clearing of the final 135 acres this winter, and the planting of the remaining 200 acres as it was announced they would in the December number of The McKinley Herald.

Messrs. Otis and Young are themselves bondholders of the company, and represent the interests of their fellow bondholders in the administration of the Company's affairs. Mr. Otis arrived at McKinley early in January, and at once took charge of the work of clearing. A force of fifty native workmen was brought over from Havana to supplement the regular working force of the Company, and by the end of January a big swath had been cut in the pines that remained on the northwestern section of the 500-acre orange groves tract.

Meantime, thousands of orange and grapefruit trees, budded to standard varieties, which had been ordered in advance from Gillette's Buckeye Nurseries, Tampa, Fla., began to arrive at McKinley, and were set out at once in the big groves, or "heeled in" until the land should be ready for them.

After two months of arduous effort, Mr. Otis was obliged to return to look after his business affairs in Buffalo in February, leaving Director Albert B. Young in charge of the work of clearing and planting. By the last of February the clearing was finished and the brush piled in rows and burned, making "a line of fire half a mile long," as Mr Young graphically expressed it.

Following the clearing came the final work of staking and setting out the young trees, which was finished the last of March.

A celebration was organized by the settlers and visitors in honor of the event at the headquarters in the groves on March 31st, at which representatives from all three of the colonies were present in force, and a general good time had.

The McKinley Herald

PUBLISHED JOINTLY BY THE TROPICAL DEVELOPMENT COMPANY, 304 BRISBANE BLDG., BUFFALO, N. Y., AND THE ISLE OF PINES COMPANY, 44-60 EAST 23D STREET, NEW YORK CITY.

JULY, 1908

Our New Manager.

Mr. Louis J. Ford, of Cleveland, Ohio, reached McKinley early in June to assume the management of the Tropical Development Company's affairs in the Isle of Pines. By special arrangement with the Isle of Pines Company, Mr. Ford will also have immediate supervision of the West McKinley property of the Isle of Pines Company, with headquarters at McKinley.

Mr. Ford is an experienced business man, well known in banking circles throughout Ohio, where he has held several responsible positions. He resigned an important post in the executive department of the Hollenden Hotel to accept his present appointment.

Mr. Ford is no stranger to McKinley, having visited the colonies last winter, and invested in property there.

His appointment was due to the need of placing the direction of the McKinley Colonies under a trained financier and business man.

Heretofore, our work has been mainly agricultural, but with the completion of the planting of the 500-acre grove, accomplished under the former management, the problems of McKinley and the management of the Groves demanded the constant attention of a trained executive. Mr. Ford already had many friends at McKinley, and the glowing reports we are receiving from the Colony assure us that he is "the right man in the right place."

We bespeak the co-operation of the settlers at McKinley, and the investors in the States in the task Mr. Ford has before him.

The Meaning of the Five Hundred Acre Grove.

In the development of every new region, the first important development work successfully accomplished not only fixes values, in the adjacent section, but becomes the centre of community life and effort.

It was because of this that early in the development of the McKinley Colonies the planting of the 500 acre orange and grapefruit grove was undertaken.

The founders of the McKinley Colonies were in deadly earnest. They knew that they faced a vast undertaking in the conversion of the Isle of Pines into a garden pot of American civilization.

They realized that years of self-denying ort on the part of both Company and estors would be required, that steadfast faith and co-operative effort were needed to reap the rich reward which the future held in store.

It would have been easy to have followed in the irresponsible path of the average land company; to sell land by representing its wonderful productiveness and then have left on the shoulders of the individual purchasers the herculean task of colony development. Such enterprises organized only for the profits of their promoters are common in both Cuba and the Isle of Pines.

For over three years the 500-acre Groves tract now completed has been a scene of continued activity. Steadily the planting of almost mile-long rows of imported Florida and California or selected native orange and grapefruit trees has continued.

Guests Assembling at Tropical Development Headquarters, March 31, 1908, to Celebrate the Completion of the Planting of the 500-Acre Groves. The Grove House Decorated with Flags and Bunting Shown in Background.

To-day this vast grove stretches to the horizon for nearly a mile square. Its firmly rooted trees will bear their rich harvests for generations. **For the future, McKinley controls the destinies of the citrus industry of the Isle of Pines.** Its brands will fix a high price on all Isle of Pines products. Visitors to Cuba will not consider their trip complete until they have walked the long alleys of one of the largest orange groves in the world. Settlers knowing that this section is the heart of the orange growing industry will offer high prices for the surrounding lands; which to-day are being purchased at a bargain by many investors.

The first milestone in the development of the citrus industry of the Isle of Pines was passed in the winter of 1907.

In that year a small shipment of grapefruit was made from one of the pioneer groves in the Island.

So instant is the popular appreciation of real value that in open competition these few hundred boxes of perfectly ripened, deliciously flavored fruit found immediate favor.

Their sale was rapid, when placed on the market as an experiment by enterprising grocers and fruit men of Buffalo, Cleveland, Toledo, and New York.

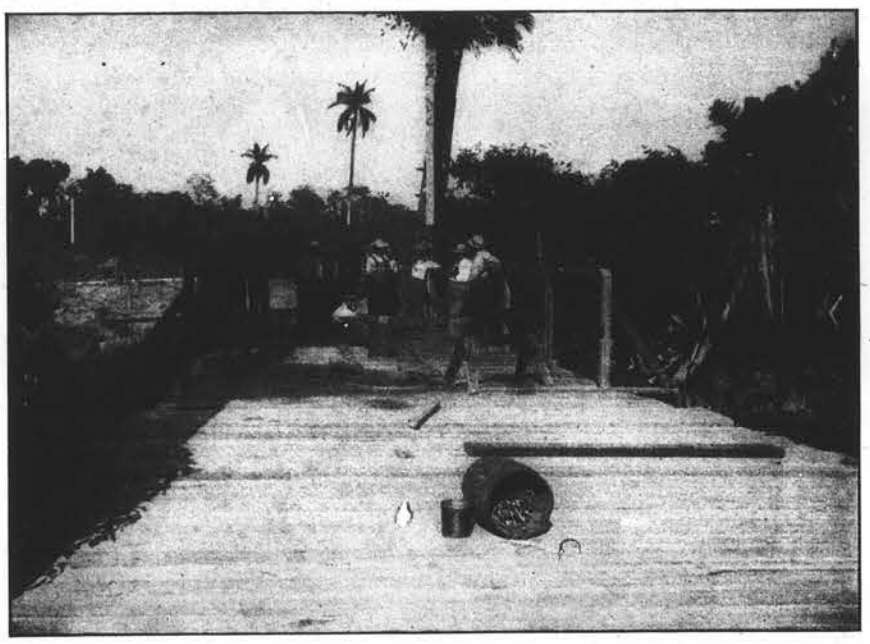
In most cases the highest market price was asked and received. Reorders poured in upon the merchants, who were soon unable to supply the demand. All this without elaborate introduction and marketed only through the usual commercial channels which proves that the American market will consume as much of this golden fruit as the Isle of Pines can furnish.

Better than all this is the story of the cash returns.

Wherever the fruit was properly displayed the highest market price was obtained, and the returns to the grower, all expenses of shipping and sales deducted, exceeded $3 a box. The harvest (although the trees were only set out four years) ranged from three to five boxes per tree.

Think of it! In the McKinley Groves, 90 such trees are set out to each acre. Five boxes per tree means a harvest of 450 boxes per acre; for the whole grove 225,000 boxes annually. A net return of $3 per box would be a profit of $675,000 a year. From that only the moderate cost of cultivation and picking remains to be deducted.

A thousand dollars per acre profit does not seem to be an overestimate.



View of New Bridge Across the Nuevas River, Connecting McKinley with West McKinley.

And a thousand dollars per acre realized on the big groves, means that this return is possible on any ten acre tract in the McKinley Colonies. It means, Mr. Landowner, that, if you have moderate capital, patience and the character to succeed here is a competence for life awaiting you as the sure reward for a few years of honest effort.

Whether you plant or not it means that your holdings are located in a section where through orderly and continued development, values are advancing daily; where a modest investment will mean a competence.

We are living in a day and age when one cannot "hide his light under a bushel." Gold discovered in far-off Alaska peoples its snow covered hills and valleys with the adventurous of every nation; when an undeveloped Indian reservation, rich in possibilities, like Oklahoma, is transformed into an American state within a decade.

We, who are establishing an American community at McKinley, are few as yet.

But do you think we are unseen or that our progress goes unnoticed? Why in every hamlet and on every farm in the nation, the eyes of millions sweep the horizon daily to catch sight of the snowy sails of the good ship "Opportunity!"

Give us but a few short years more. Let us but announce to this waiting multitude the results of the first harvest from our 500-acre Grove and we shall see the vast McKinley properties transformed into one of the great citrus regions of America.

Remember how in the seventies Judge North, the founder of Riverside, and his sturdy band of pioneers tilled the arid desert of Southern California. They worked alone and under disadvantages not dreamed of to-day. To reach the nearest railroad for transporting their products to the East, they had to use sailing vessels from Los Angeles to San Francisco, a distance of 125 miles! No refrigerator car (essential to the shipment on this long journey) had been invented. Yet, because of the faith that was in them, these men and women toiled on.

To-day a transcontinental railroad thunders through their groves eager to secure the $10,000,000 in annual freights which their produce affords. Within two years after the shipment of their first commercial crop Los Angeles increased its population by over 100,000 souls. The land that the pioneer had purchased for $20 and $30 an acre leaped in value to $300 and even $500 per acre.

We have no such problems to solve at McKinley. Our transportation is entirely adequate to-day.

Where the California grower must pay a high railroad rate, we have the cheaper ocean freights. Where he is eleven days from the New York market, we are a short four days.

Where he must protect against and pay for water from artesian kindly Nature has guaranteed us a t less climate and copious but not excessiv rainfall. Hence our development will be so much the more rapid.

And now just one word more.

To-day it is impossible to entertain doubt and discouragement.

With realization but a few short months off, our pioneer days are almost past. None can to-day doubt the honest intention of the Tropical Development Company. Under the terms of its bond issue, the planting of the groves could have been delayed until July, 1908. Thanks to the self-sacrificing efforts of President George A. Otis and Director A. B. Young, it was entirely planted in March, 1908.

But still, the work must be continued; the cultivators should never be idle in the big Groves and the remittance to carry this work forward must be made every week. It is the duty therefore of every bondholder, of each of the thousand or more owners of this big property, to do his or her part now, so that the work may be pushed.

Meet your payments promptly.

Pay in full if possible, and remember in so doing you are benefiting yourself by bringing nearer the day when dividends will accrue on your investment.

WEST McKINLEY IMPROVEMENTS UNDER WAY

New bridge over the Nuevas River finished and open for traffic—Road construction begun and nearly three miles opened—New saw-mill company organized by Toledo, O., people.

A SUPERB HIGHWAY BEING BUILT FROM McKINLEY

Will start from the Plaza of McKinley Town site and cross the Del Medio River on a steel bridge, thence through East McKinley to Nueva Gerona.

The first of the new bridges across the Nuevas River between McKinley and West McKinley has been built and is now open for traffic.

The bridge was constructed by Messrs. R. A. Thomas, Chief Engineer of the West McKinley Surveying Corps, and W. J. Cleland, of McKinley.

The location selected for it is at the point where the road from the centre of the McKinley town site on the west meets the Nuevas River between tracts 99 and 105 in the original McKinley Colony. The new government road from McKinley is being built to the centre of the town site on the east so that the bridge is in the future line of traffic from the colonies.

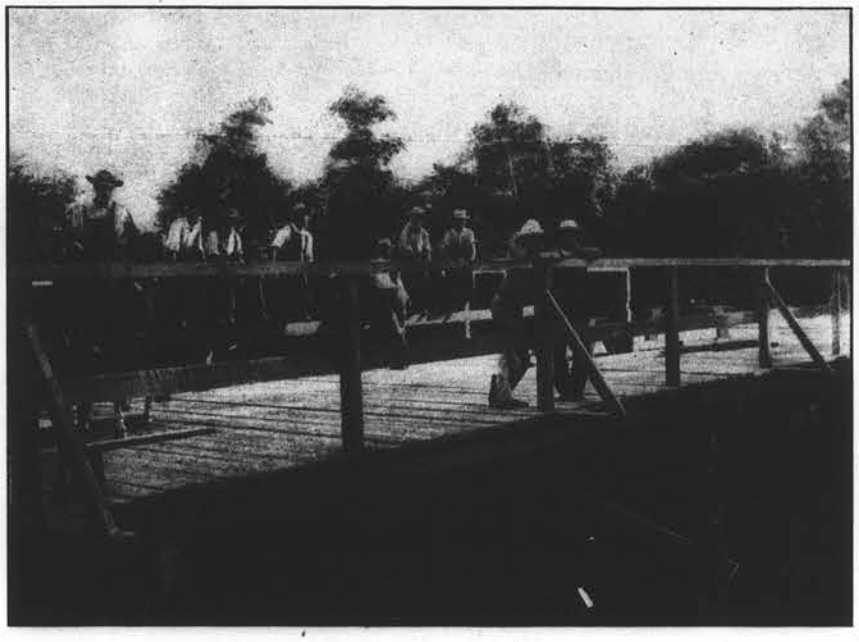
The bridge flooring including the approaches on each side is over 100 feet long and is substantially laid on a score of hardwood piles which are driven into the bed of the river for six feet or more. These piles are said to be imperishable in water, being of the variety of timber known as jucaro (hookero).

The bridge was finished April 11th, and is one of the largest bridges ever built by private capital in the Isle of Pines.

A NEW ROAD FOR THE McKINLEY COLONIES.

The flood tide of progress and prosperity with which the name "McKinley" has ever been synonymous and which the *Herald* declared last autumn had set in for the McKinley Colonies, instead of ebbing is gaining in volume every month.

Over in Havana the American officials who are in charge of the administration of Cuban affairs, have suddenly awakened to the fact that the Isle of Pines Americans are very much alive and thanks to their interest the Cuban Government is now expending some hundred thousand dollars or more on road construction in the Isle of Pines.



New Bridge Over the Nuevas River Between McKinley and West McKinley, April, 1908.

A complete system of macadamized highroads—regular "turnpikes"—is being constructed connecting all parts of the island.

Work on the McKinley highroad or "Calzada," as it is called in Spanish, is now under way, having commenced in February. The cutting or clearing for this new road has penetrated East McKinley almost to the Del Medio River.

The road is to be sixty-six feet wide and between six and seven miles long (from the town site of McKinley to Nueva Gerona).

The Del Medio River is to be spanned by an iron bridge costing $8,000, resting on concrete abutments, and the road is to be continued to tract 136 of the McKinley town site. Here the contractor's work stops, but the road will be continued across the town site and over to the new bridge, which Messrs Risley Brothers have built across the Nuevas River into West McKinley.

The road is to be finished in five months according to the contract; and as there were, at the latest reports, fifty men and a dozen teams at work on it, the contractors will probably complete their work on time.

This road will be perfectly adapted to automobile traffic, and its construction will be an enormous benefit to the McKinley Colonies. Plans are under way for the inauguration of an automobile sightseeing service from McKinley to other parts of the island.

WEST McKINLEY ROAD CONSTRUCTION.

The cutting of roads through the West McKinley tract is not a matter of much difficulty as the pine woods are generally so open that you can drive a double team or ride a bicycle almost anywhere. Only at the arroyos or water courses is the undergrowth thick.

Road construction was begun the latter part of March, and thanks to the energy of Mr. H. V. Coan, a former resident of Cleveland, Ohio, who is in charge of the work, nearly three miles of roadway was opened in the first month.

The road that is now being built is an east-and-west road crossing the middle of the property from tract 699 over to or near the Nuevas River. There is already a good native road running north and south, affording access to the new bridge.

Mr. Coan writes that they have built a bridge twenty-eight feet long in the course of constructing the road.

SETTLERS MOVING IN.

Among the first of the West McKinley settlers to establish themselves on their tracts were Mr. H.

(Continued on next page.)

THE 500 ACRE GROVE AT McKINLEY—BELIEVED TO BE ONE OF T

At a Conservative Estimate its Early Harvests Should Fill 450 Cars, Making a Train Five Miles Long. Its Planting was Completed March, 1908. Owned Co-operatively by In Bearing, the Output of the Groves Should Range from Three Boxes to Ten Boxes Per Tree, Increasing from Year to

A NEW McKINLEY ENTERPRISE.

Foremost among the pioneer companies of the McKinley Colonies is the Cameron Co., Ltd., of Toledo, Ohio. This company is capitalized at $10,000 and composed of fifteen business men of Toledo and vicinity. Among them are craftsmen of many sorts, and in this company is a union of all the various vocations and experiences which will be invaluable in the developing of a new country. Among its members are to be found practical contractors and builders, carpenters, painters, machinists, engineers, saw-mill men, one of whom has in past years acted as mill superintendent in a mill that could and did handle as high as one million feet of finished and rough lumber a week. This company is composed of residents of the colony or those who will be very soon; these men are also property holders and prospective neighbors of yours.

These gentlemen are leaving behind their pleasant homes and remunerative incomes, seeing that McKinley can hold out to them a greater future than can be found anywhere else; here nature, climate, and health join them in their efforts. They are going down there with their families, to make a settlement that will soon become the heart of a growing and agreeable colony in West McKinley. They have set out to build houses for themselves, and make out of a wilderness a place habited by men, with orchards and gardens all around them.

A new and modern saw-mill, thoroughly equipped with all the latest appliances, is being established. This mill will have a capacity of 15,000 to 20,000 feet a day, and has in connection a complete and modern planing-mill. Here the rough timber will be taken and turned into everything necessary in the construction and furnishing of a modern frame house.

The company expects to construct cottages, built upon convenient plans, at prices not prohibitive to pioneers. They will be in shape to build for new arrivals at McKinley a three or four-room cottage on very short notice and at reasonable prices. A technically trained man will prepare plans and specifications for any sort of building you may desire, and the company will then erect it for any one who may care to find his house waiting for him when he arrives on the place.

Road construction, including clearing, grading, and bridge-building, will also be done by this company, and they are assured of many contracts for this kind of work.

In getting together the machinery and plans for their work, they have ever borne in mind the one all-important and necessary line of work to be done at McKinley—clearing and developing. The company will, at the desire of the purchaser, undertake the improvement of any tract of land, carrying the work as far along as the owner may desire, guaranteeing that it will be done in the most approved manner under the supervision of expert men. Their outfit includes all the tools and experience necessary in this line of work.

Any one desiring to inquire into the work of this company can procure the information desired by addressing the Cameron Company, Ltd., care of the ISLE OF PINES Company, 424 Ohio Building, Toledo, Ohio.

B. B. HIATT.

WESTERN PEOPLE VISIT McKINLEY.

A letter from Mr. T. W. Simpson, of Ogden, Utah, in January, furnishes the following interesting personal items, showing that the Western railroad man knows a good proposition when he sees it:

Mr. and Mrs. Gilleland, of the DENVER & RIO GRANDE RAILROAD, tract 314, McKinley, left Denver, Colo., Jan. 6, 1908, for a visit to the Isle of Pines.

Mr. and Mrs. Arries, tract 283, McKinley, and Mr. and Mrs. Mooar, tract 7, McKinley, left Salt Lake City, Jan. 15th, via New Orleans, where they will remain for a short visit. Messrs. Mooar and Arries are also railroad men of the D. & R. G.

Mr. John Brainard, tract 174, East McKinley, left Grand Junction, Colo., Jan. 10th, for McKinley, going by way of New Orleans, where he will visit friends.

Mr. Clark, of Helper, Utah, tract 221, East McKinley, will go to the Isle of Pines shortly to improve his land and possibly will consider doing some clearing for other people. Mr. Clark has been car foreman for the Denver & Rio Grande Railroad Company, and is a hustler.

RELIGIOUS SERVICES.

The regular service, usually held at the Grove House, was suspended in December till the first Sunday in January, when Mr. Redmond will again be with us.

On Thanksgiving evening, Rev. Mr. Steele, Archbishop of the Episcopal Church, resumed work on the island. Mr. Steele had hoped to bring with him plans for the new church which is to be erected, but was unable to do so. It is expected he will bring them with him when he next visits us. Work will then begin on the church, the land having been deeded for that purpose by the Tropical Development Company.

Settlers Moving In.

(*Continued from Page* 3)

V. Coan and his son, and Messrs. George Stoll and J. F. Stair, also former residents of Cleveland.

Mr. Coan and his friends put up a cottage on his tract, No. 631 West McKinley, which is a sort of headquarters. Located as they are close to the Callejon River, Messrs. Coan and friends enjoy a frequent plunge in its spring-fed waters. They have discovered a fine "swimming hole" not far from Mr. Coan's cottage.

Mr. and Mrs. J. O. Brinkerhoff are among the comparatively recent arrivals at West McKinley. Mr. Brinkerhoff was formerly connected with the Delaware, Lackawanna & Western Railroad, residing at Binghamton, N. Y. He shipped a stump-puller and complete clearing outfit to enable him to put his own land and that of a number of his friends in shape. Among those for whom he will clear land and set out groves is Mr. S. H. Judd, who owns tracts Nos. 576, 577, 599, and 600 West McKinley. He also intends to establish one of the finest orange and grape-fruit groves to be found anywhere on his property.

VISITORS INSPECT ROGERS' AND MASON'S GROVES.

On Wednesday, Jan. 15, 1908, a party of McKinleyites visited Rogers' Grove, about five or six miles from McKinley. The party wandered from tree to tree, admiring the beautiful clusters of oranges and grapefruit, which hung heavily from every branch. Many of the trees were nearly covered with the beautiful golden balls, and Mr. Parent took many pictures to send home or to retain for his own use in the future. It was an enthusiastic crowd that returned, ready to roll up their sleeves and go to work on their own tracts with a will.

On Tuesday, Jan. 21, Mr. Heller took a party, consisting of Mrs. Cora Abbott, Mr. Anthony C. Parent, the Messrs. Matteson, and Mrs. Heller, to visit the celebrated grove owned and managed by Mason Bros. The day was enticing and the drive a beautiful one. The Calzada, or government road, is well built and equal to our macadamized roads in the States. Many groves, in different stages of growth, were passed and admired, and the interesting trip prepared the party for a feast of oranges and grapefruit which was generously supplied by Mr. Mason, who took great pride in showing the groves. Mrs. Abbott had with her her camera, and many of the trees, loaded with luscious fruit, were photographed, and Mrs. Abbott can prove to her northern friends what she was not slow to appreciate, that this is unquestionably the finest country for raising citrus fruits. On our return, Mrs. Abbott procured from Mr. Mason some grapefruit and oranges, and from Mr. Rogers some of the finest pineapples that have been raised this season. These were gotten so that Mrs. Abbott might show her friends the actual products of our little island. Mrs. Abbott has secured more than twice as much land as she had anticipated purchasing when she came down. It is her intention to have her land cleared in the immediate future, the trees set out, a large cement block house built, and later on to move with her family to McKinley. Mrs. Abbott is a business woman of exceptional ability, and can see ahead the wonderful possibilities of the Isle of Pines, and McKinley in particular.

HE LARGEST GROVES IN THE WORLD UNDER ONE MANAGEMENT.

Over 800 Americans, this Grove of 45,000 Budded Orange and Grape-Fruit Trees Covers an Area of Nearly One Square Mile of Land, Four Years Ago a Virgin Forest. In Year to a Maximum of Say Ten Boxes Per Tree. Three Boxes (an Early Yield) Would Mean a Crop of 135,000 Boxes.

McKINLEY.

(*January Items*)

Mr. Geo. Werner, formerly of McKinley, has moved his family from Nueva Gerona back to McKinley, where they will occupy their newly erected house near his brother, Mr. Jacob Werner.

Mrs. S. H. Woodworth has succeeded in raising some fine tomatoes, and has plenty for her own use. The vines are of vigorous growth. Other vegetables have also responded to the care that has been given them.

Mr. Fred W. Stiegele is occupying his new home on tract 243. Mr. Stiegele has built a comfortable little cottage and has considerable land cleared and plowed. Mr. Stiegele feels assured of the future of McKinley and has gone to work with an enthusiasm which is worthy of emulation.

The new grove superintendent, Mr. T. D. Clendenning, has recently arrived, bringing with him his daughter, Miss Stella Clendenning. Mr. Clendenning was formerly of Tampa, Fla.

Mrs. Botsford, who keeps the Grove House, has had considerable ground in the five-acre tract in front of the house set out in vegetables, and has also planted potatoes on her own tract.

Mrs. Bostwick's house, tract 421, has recently been remodeled and been given a coat of whitewash. It presents a cozy and attractive appearance.

Mr. Roy Waha is stocking up his store with a fine line of groceries and dry goods, and settlers coming down will find in Mr. Waha an accommodating storekeeper.

Mr. Wm. Nixon has just finished the planting of three acres of grapefruit on tract 329. Mr. Nixon had the ground worked thoroughly before planting, and his grove looks fine. He also has some vegetables that promise well.

Mr. Robt. W. Dunning has added quite a number of improvements in the way of ornamentation to the building and grounds. Most of the readers of the HERALD are familiar with the name of Mr. Dunning's attractive home, "The Orchid in the Pines," on tract 263, but those who have ere this visited it will find it even more attractive and comfortable than before. Mr. Dunning has some of the finest trees that can be seen anywhere.

Mr. Grant Thompson, tract 228, northern five acres, has a fine little grove, which is receiving the best of care and repaying Mr. Thompson well by a fine vigorous growth.

The Messrs. Young are busy all the time on their various groves near the Nuevas River, southwest of the town site. Their trees and pineapples are doing well. Miss Evelyn Young, who accompanied her mother on her return recently from the States, is happy in her new home and is enjoying the freedom of life in the Colonies.

Mr. MacMullen raised one of the biggest and most luscious watermelons that has yet been raised in McKinley. Some of Mr. MacMullen's nearest neighbors can testify that its flavor was delicious.

Mr. W. J. Cleland has both teams busy working, one of them being employed by the surveying corps in West McKinley. Mr. Cleland himself is kept busy in the shop, which is on tract 78.

Mr. G. H. Garden, owner of tracts 62 and 70, in part, has recently returned from Stratford, Ontario, bringing his bride with him. Mr. Garden's house was built on the town site by Mr. Brown, during Mr. Garden's absence, so that a comfortable and attractive home was awaiting them. The main building is 36 by 15 feet, and the kitchen 12 by 14 feet. There is a veranda across the front.

The Misses Isa and Laura Lucas of Caley, Alberta, Canada, are visiting Mr. and Mrs. Brown. They will spend the winter in the Colony.

Mr. Jacob Werner has moved his mill to tract 291—a spot where building material is more accessible. He is running his mill at full blast now, to make up for the time lost in moving, and to meet the present great demand for building material.

Mr. Perry Rockwood and Mr. Wm. Brown have nearly completed the building of a new mill for Mr. Werner.

Mr. F. C. Payne has been given the contract to clear ten acres for Mrs. Alford.

Mr. W. Z. Dunn has quite a garden started on his tract on the southern five acres of 153.

Mr. and Mrs. Long, of Buffalo, are visiting their sister, Mrs. R. G. Parsons.

Mr. Adam Regel, of Cleveland, has returned to McKinley for the winter, after having spent the summer in the States. Mr. Regel has many warm friends in the Colony who are glad to welcome him back.

One of those who is most actively engaged in the land-clearing business is Mr. F. C. Payne, as the following notes will testify:

Mr. Payne has started clearing 5 acres on tract 141, East McKinley, for G. A. Saunders.

Mr. Payne has finished planting five acres of fine trees on No. 126, East McKinley, for L. S. Whiting.

He has cleared 167 and 168, East McKinley, for C. P. Funk, and has ten acres planted.

Mr. Payne is preparing to plant 5 acres on No. 180, East McKinley, for Mr. E. T. Raymond, and three acres on 125 for L. G. Mack.

He has almost finished clearing ten acres on 221, McKinley Colony, for Mr. M. J. Payne, which is to be planted with grape-fruit trees in the spring. This will complete a twenty-acre grove for Mr. M. J. Payne.

The Young Brothers have just planted 1,000 strawberry plants, and are picking part of their cow peas. Their orange and grape-fruit trees are making a wonderful growth.

Those who have children of a musical turn of mind have gladly availed themselves of the opportunity of providing them with a good teacher in Miss Evelyn Young, who is a music teacher of exceptional ability. Miss Evelyn's fame has spread over the island, and her pupils are not confined to McKinley.

Mr. and Mrs. Garden were given a surprise by the "North Enders" on Dec. 21, 1907, and those present report a grand good time. Those present were:

Mr. and Mrs. Garden
Mr. and Mrs. Fred W. Stiegele
Mr. and Mrs. Wm. H. Brown
Mr. and Mrs. Geo. F. Young
Mr. and Mrs. J. W. Usher
Mr. and Mrs. F. C. Payne
Mr. and Mrs. George R. MacMullen
Miss Ollie Cleland
Miss Mary Usher
Miss Evelyn J. Young
Miss Laura Lucas, of Calgary, Can.
Miss Isa Lucas, " " "
Miss Dorothy Payne
Mr. Grant H. Thompson
Mr. Chas. F. Young
Mr. Geo. F. Young, Jr.
Mr. Harold Hubbard
Mr. Perry Rockwood
Master Carroll Payne
Master Homer Stiegele
Master William McKinley Payne

The meetings of the Carnation Club have been resumed, and the first meeting was held at "Santa Teresa," the home of Mrs. George F. Young. The following officers were elected for the year:

President—Mrs. Geo. F. Young.
Vice-President—Mrs. Frank R. Heller.
Secretary—Mrs. Wm. H. Brown.
Treasurer—Mrs. Geo. R. MacMullen.

At this meeting it was agreed to have an open-air picnic on Christmas Day. It had first seemed desirable to have it on the beach west of the Nuevas River, but the difficulty in reaching this place, and the scarcity of drinking water, together, proved it an impracticable choice. It was finally decided to hold the picnic on Mr. Clarence Morgan's tract—the one on which he is building his house. This was particularly desirable, for plenty of good, fresh drinking water was available and there was plenty of lumber at hand with which to improvise tables for dinner.

The only damper came in the announcement that Messrs. Morgan, Cleland, Payne, Young, and Harris could not be with us on Christmas Day, they being called to Havana on business of great importance to every bondholder. Nothing daunted, however, the parties came in streams from every direction—north, south, east, and west, and each loaded down with the "goodies" that go to make up a good old-fashioned picnic. The boys at once began a game of ball; then came dinner, and then an impromptu program which follows:

Readings and recitations by Mr. J. L. Swan.
Recitation by Mrs. Payne.
Phonograph selections.
Singing by Mr. Chas. F. Young.
Song and dance by —— (guess whom);
Singing by everybody—"America."

Those present were:
Mr. and Mrs. Cal Mayrs
Miss Sweezy
Mrs. Cleland
Misses Lucas
Mr. and Mrs. Wm. H. Brown
Miss Ollie Cleland
Miss Dorothy Payne
Master Carroll Payne
Master William McKinley Payne
Mr. and Mrs. Usher
Miss Mary Usher
Mr. and Mrs. Garden
Mr. Roy Mayrs
Mr. Ray Mayrs
Mr. Perry Rockwood
Mr. Harold Hubbard
Mrs. Geo. F. Young
Mr. Chas. F. Young
Mr. and Mrs. Fred W. Stiegele
Master Homer Stiegele
Mr. and Mrs. Dunning
Miss Waha
Mr. and Mrs. Geo. R. MacMullen
Mr. Grant Thompson
Mr. Bruno Dannenberg
Mr. Woodward
Dr. and Mrs. Furlong
Mr. Harry Furlong
Capt. and Mrs. McLane
Capt. Drake
Miss Minnie Drake
Mrs. S. H. Woodworth
Master Walter Woodworth
Mrs. Bostwick
Mrs. Walker
Mr. John Spewock
Mr. Heck
Miss Clendenning
Miss Evelyn Corbin
Miss Bessie Corbin
Mr. Guy Jewett
Mr. Parker
Mr. E. E. Tolksdorff
Mr. Roy Waha
Mr. and Mrs. Swan
Mr. Hobbs
Mr. Wood
Mr. Chas. Sebelin
The Messrs. Casterline
Mr. Sorenson
Mr. Bert French

and a number of members of the West McKinley Surveying Corps. After dinner the picture of the whole crowd seated at table (or standing) was taken by the Manager, Mr. E. E. Tolksdorff. The boys had another game of ball in the afternoon.

Mr. S. J. McGuire and son, owners of the southern five acres of tract 217, have arrived and are very much pleased with McKinley.

McKINLEY.

(*February Items*)

The hotels and boarding-houses are doing a rushing business and are full to overflowing. The following guests have registered at the Orchid in the Pines, the beautiful winter resort, owned and managed by Mr. and Mrs. Robt. W. Dunning:
Mr. George A. Otis, Buffalo, N. Y.
Mr. Homer B. Niece, Buffalo, N. Y.
Mr. and Mrs. J. L. Crane, Lakeport, N. H.
Mr. and Mrs. G. M. Tetley, Laconia, N. H.
Mr. L. A. Slusser, Canton, Ohio.
Mr. G. A. Jordon, Bucyrus, Ohio.
Capt. Granville Fortescue, Washington, D. C.
Mr. and Mrs. Geo. W. Braley, Erie, Pa.
Mrs. Cora Abbott, Toledo, Ohio.
Mr. W. L. Matteson, Akron, Ohio.
Mr. J. G. Matteson, Creston, Ohio.
Mr. John Brainerd, Grand Junction, Colo.
Mr. Alfred Eggers, Grand Junction, Colo.
Mr. F. D. Cooper, Great Falls, Mont.
Mr. W. A. Arries, Salt Lake City, Utah.

Miss Rose Holker, owner of five acres of tract 133 in East McKinley, has purchased the house on tract 66, McKinley, from F. R. Heller, and has already taken possession. Miss Holker had spoken also for five acres of tract 63, and will take instead tract 66. Miss Holker is from Portland, N. Y.

Mrs. Goldthwaite, of Gowanda, N. Y., has tract 132, East McKinley. Mrs. Goldthwaite is with Mrs. Dunning at present.

Mr. and Mrs. Haner and their daughters, Miss Blanche and Miss Evelyn, are occupying Centre Cottage, and are expecting to take boarders. Mrs. Haner has tract 64, original McKinley, and five acres of 133, East McKinley.

Mr. Clendenning and his daughter, Miss Stella, will board with Mr. and Mrs. Haner.

Mr. Bauer, who has tracts 140 and 141 in McKinley, is stopping at the Grove House.

Mr. Swanson, of Gowanda, is also at the Grove House.

Mrs. Anderson, of Gowanda, is negotiating for a tract in the original McKinley Colony. If successful in making the purchase, Mrs. Anderson will at once build and clear for planting.

Mr. and Mrs. Frank and their daughter, Miss Laura, and Mr. and Mrs. Schlegel, formerly of Buffalo, have rented the cottage belonging to Mr. George A. Otis on tract 286. This makes a very convenient arrangement, for their holdings are only two tracts farther south. They will at once clear their land and prepare it for trees.

Mr. and Mrs. A. D. Gilleland recently returned to the States after a visit to McKinley. Mr. Gilleland will have his ground cleared free from stumps, cultivated thoroughly, and planted to citrus fruit trees. Mr. Gilleland's tract is 314.

Mr. John S. Crane, of Lakeport, N. H., and Mrs. Crane, with their granddaughter and her husband, are stopping at Mr. Dunning's. Mr. Crane has tract 251, and is having it cleared of all trees, stumps, and underbrush. A stump machine has been working on it for some time past.

Mr. A. Heck, owner of 276, has 7,000 heads of cabbage and 4,000 heads of lettuce. The cabbage he is selling readily for 15 cents a head. The lettuce has not yet matured.

Mr. Karl Kruck is living with Mr. and Mrs. Stiegele on their tract, 243. Mr. Stiegele is quite enthusiastic over the future of McKinley.

Mr. Jacob Werner and Mr. George Werner are kept more than busy getting out lumber for the settlers. The saw-mill is situated on tract 291.

Dr. J. M. Harris has been devoting nearly all his spare time to the care of his thrifty little grove on tract 298.

Messrs. Young are kept very busy cultivating their land and caring for the patch of strawberries recently set out.

Mr. Hopkins, of Buffalo, arrived on the last boat and is stopping with Mr. R. G. Parsons.

Mr. Oberlander, of Buffalo, is stopping at Centre Cottage.

Mr. L. S. Whiting, of Mansfield, Ohio, is stopping at the Grove House. Mr. Whiting has tract 126, East McKinley.

Mr. Lewis Little, of Peru, Ind., is stopping at the Grove House.

Mr. J. F. Proper and wife, of Tionesta, Pa., are guests of Mr. and Mrs. Dunning.

Mr. W. A. Arries, of Utah, who owns tract 283, will have his tract cleared.

They Have Been There and Know.

A Letter from Mr. H. V. Coan.

WEST MCKINLEY, ISLE OF PINES, W. I.,
Sunday, Feby. 9, '08.

Dear Voorhies—Your letter was duly received and this is the first opportunity I have had to reply. When you consider that we have been building our cabin, as we are still living in our two tents, together with cooking for five hungry men, you may readily see that time does not hang heavily on our hands, for in fact, we are busy as bees. Our cabin is 16 by 24, with a kitchen 10 by 12 in rear, and front porch 8 by 24, so that we will have fine accommodations when completed, which we hope to have by the middle of next week; then we will turn our attention to clearing and planting. The climate here is all that we read and heard of while in the States and is certainly excellent and invigorating, and although we have worked hard we are in fine condition and enjoy our labor. West McKinley is, with one or two exceptions, all fine tracts and I find selling rapidly, as about three weeks ago we were the only ones located out this way. Now there are people clearing all around us, and I believe it is hard to obtain a tract in this vicinity. We think West McKinley promises to be the most important section in the Colony, and we are going to do all we can to make it so. You write about the cold weather, etc., up there, while down here we are to-day enjoying a fine breeze with the thermometer at 80° in the shade. We don't feel the heat as it seems like an October day in the States, and therefore the climate is ideal for that is about the average every day.

The scenery is fine all about us. The birds, of which there are a great variety, and partly tame, furnish us music. The Callejon River is fed by springs and is fine drinking water with plenty of striped bass in it, of which I caught some and we enjoyed eating; also two small wild pigs which we shot in the brush. Oranges we buy for 20 cents a dozen and grapefruit at 35 cents. We have them every morning, and will get other fruit a little later, as this is out of season for them.

Wishing you success, and hoping to see you down here some day in the near future as one of us, and with regards to Mrs. V., I remain

Sincerely your friend,

(Signed) H. V. COAN.

A Letter from Mr. John Wriker.

MR. B. B. HIATT,
TOLEDO, OHIO.

Dear Sir—Your letter received to-day and I say to you and also Mr. Lerou that he must have misunderstood me. It is this way, you can tell him: he can plant his acreage at a cost of $27.00 or of $42.00. That depends upon the age and growth of your budded trees. For myself, I am going in for the four-year budding, for the Isle of Pines can and will produce a profit in twenty-one months with the four-year budded trees, and I stand ready to prove to any person this fact, for I have seen his first order, and have also seen the grove of Mr. Young, and he will have one-half box of grapefruit from these trees this season, and his limes and oranges of the same age will also give him some profit.

[We believe the Young trees were three-year-old buds.—Ed.]

You will hear from Mrs. Wriker before this letter reaches you, and you can see for yourself as well as others that I am pleased with the outlook of this all. I have written her to sell our home in Toledo and take the next tract west, if it is not sold before my letter reaches her. I am more than pleased with my land, and I have a hard tract to clear, but $800.00 would not buy it, many thanks to you.

Yours truly,

(Signed) JOHN WRIKER.

(Mr. Wriker is developing tract 639 McKinley.—B. B. Hiatt.)

A Letter from Mr. A. D. Gilleland.

DENVER, COLO.,
March 4, 1908.

MRS. JOHN W. HUTCHINSON,
224–11th St., MIAMI, FLORIDA.

My dear Mrs. Hutchinson—On my return from a trip in Texas I found your letter of February 15th addressed to my wife, and she has turned it over to me for answer.

Our trip to the Isle of Pines was very gratifying to us, after having invested three years, and we found that the people we had dealt with had stated the conditions of the island very conservatively and that the future prospects of the island are wonderfully bright.

In going over all parts of the island as we did, we found that we would be better satisfied with our own locality than we would in any other, as it will be one of the largest settlements, each individual building closer to his neighbor, giving the appearance of a suburban settlement, and our town site will eventually be the leading place on the island and we will have our own port of entry, which will give us all the conveniences that are necessary.

It would please us very much to have you located very near our neighborhood. We expect by October, 1909, when our trees are a little over a year old, to move there permanently, as our finances will not admit of our doing so sooner.

Trusting that we will learn of your becoming a new neighbor of ours, and looking forward happily to the time when we will be located in the finest spot in the world, I am,

Sincerely yours,

(Signed) A. D. GILLELAND.

A Letter from Mr. J. S. Crane.

Pres. Crane Mfg. Co., Laconia, N. H.

MCKINLEY, ISLE OF PINES, W. I.,
Feb. 16, 1908.

W. A. PARENT, ESQ.,
CLEVELAND, OHIO.

Dear Sir—Your letter of the 21st ult. duly received and noted. There are so many things here that appeal to me so strongly, and the possibilities and future of the island seem so promising to me, that I have been constantly investigating them. I find that a man of means and a taste for the beautiful could make himself a home here, using the material that nature has so bountifully provided, that would be a dream and a continual delight.

I have commenced clearing tract 251 in Old McKinley on which I intend to carry out my idea of what can be done along the lines mentioned. I have just built a small boat or skiff to explore the Nuevas River. I started in at Mr. Young's tract 205 yesterday to make a passage to the port, cleared one mile, or to tract 111—hope in another day to reach clear water. I hope this will lead to an effort to more thoroughly and permanently clear the stream, which would add greatly to the pleasure of visitors; a canoe trip down this stream, with the dense jungle on either side, would surpass an equal distance on any of our Northern streams.

I have visited thirteen of the Windward Islands and stopped at Jamaica. I have crossed to California twice and seen all its beauties, but for a permanent residence or a winter home, I believe this island has no equal on the Western hemisphere, and it is the last one left—its possibilities are not dreamed of yet.

Through the courtesy of your very kind and efficient President, Mr. G. A. Otis, I have been enabled to see and learn much that I otherwise could not have done.

Yours very truly,

(Signed) J. S. CRANE.

McKINLEY.

(*March Items*)

Miss Rose M. Holker is boarding some of the surveyors in the house she purchased recently from Mr. F. R. Heller on tract 66.

Mrs. Val Crusius and her son arrived on Thursday, the 27th. They are occupying the neat little cottage recently erected on their tract, 231.

Mrs. Stiegele entertained the Carnation Club at her home on tract 243. There was quite a good attendance.

Mr. Schlegel and Mr. Frank are clearing their tract, 328.

Mrs. J. G. Saxe has a fine little pony. Some of Mrs. Saxe's friends will expect to see more of her now that she has the means of getting around.

There is quite a little settlement north of the grove, overlooking it, and since the clearing of the grove is so nearly completed, a fine view of the mountains on the southern part of the island made the name "Vista Hermosa" an appropriate one for this locality.

Mr. Albert B. Young and Mrs. Young are stopping at the Orchid in the Pines. They expect to spend a month at least on the island.

Mr. Geo. A. Otis has had two men busy clearing one of his tracts, the one immediately back or south of the one on which he has his cocoanut grove started. When they were cutting down the trees, one of the men discovered quite a little grove of native fruit trees and a number of live-post trees. Mr. Otis will have a concrete dam 8 feet high and 40 feet long put in the Medio River at his tract. This will benefit all those tracts farther on up the river, and at the same time Mr. Otis can utilize the power occasioned by the fall in forcing water to be used on either of his tracts.

Mr. C. A. Sebelin has sold his tract, 80, East McKinley, to Mr. G. A. Gordon. Mr. Sebelin will buy a tract in some other portion of McKinley.

Mr. B. A. Butler, of tract 352, original McKinley Colony, has a Jamaica cherry tree only eight inches high, covered with blossoms. Mr. Butler is also happy because of the appearance of orange blossoms on five of his trees, these trees being only eighteen months old.

On Sunday afternoon (March 1st) a large congregation of between eighty and ninety people listened to a good, strong, forceful sermon from the Rev. J. T. Redmond. Mr. Redmond has been coming to McKinley once a month, and his visits are pleasantly anticipated.

EAST McKINLEY.

(*January Items*)

Mr. J. L. Swan, tract 79, is clearing a ten-acre tract, 78, for A. E. Maddox.

Mr. C. W. Mayrs is clearing his land ready for trees, which he is expecting on the next boat. Mr. Mayrs and his son have just recently completed building a house for Mrs. Penfield. Mr. Mayrs' clearing is on tract 73.

Mr. Wm. Mayrs is clearing his tract, preparatory to planting trees.

Mr. Sebelin has his tract, 81, nearly cleared and ready for the plow.

Mr. C. W. Morgan has six acres set out in trees. Mr. Morgan is the owner of tracts 87, 88, 89, and 90. The house he is erecting on tract 90 is nearing completion.

Mr. J. W. Usher has laid the foundation of his house on tract 91, and is waiting for lumber. He has a well dug, and his tract nearly cleared.

Mr. J. T. Hobbs has finished clearing tract 109, and will at once have it plowed and planted.

Mr. C. H. Wood is clearing tract 96. He has completed about three acres.

Capt. R. C. McLane's tract, 195, is cleared, and the logs are piled and ready for burning. The McLanes are holding forth in a tent on Dr. Furlong's tract, 217.

Mrs. Alford and her daughter, Miss Irma Alford, are having their tract cleared. They expect to start a grove as soon as possible. Mrs. Alford is keeping house in the dwelling erected last winter by Mr. Ellsworth on his own tract, 259.

Mr. E. L. Ellsworth has returned.

Dr. M. G. Furlong, tracts 216, 217, has an acre of vegetables and a few trees planted. They are tenting on their own tract.

There has been such a rush of business during the last few months, that the HERALD was neglected But life at the McKinley colonies kept on just the same. There was wonderful progress in planting, and social occasions were even more numerous and attractive than usual. To make up for the delay, we tell here about January happenings, as well as February and March. Though a little late, they're none the less interesting.

Mrs. Penfield's house, one of the neatest in the Colony, is nearing completion.

Mr. E. E. Tolksdorff has been overseeing the work on his house for the past few months. It is one of the largest in the Colonies, and when completed, will be one of the most attractive on the island.

Captain and Miss Drake arrived on Thursday's boat, and are living in Mr. Tolksdorff's house.

Mr. and Mrs. E. C. Knight are comfortable in their pretty home. Mr. Knight has just finished having his house painted, and has been adding other improvements. Mr. Knight has ten acres plowed and ready for trees.

Mr. D. M. DeWolf has planted some fine orange trees and grapefruit trees on tract 310. These trees were purchased from Mr. Rogers, and they are doing nicely. Mr. DeWolf has about 2,000 pineapples, looking fine. He has also a fine garden, containing tomatoes, squashes, cucumbers, lettuce, radishes, watermelon, and other vegetables. His house is nearing completion.

Mr. DeWolf has recently purchased the ten-acre tract next to him, tract 321, and has the ten acres nearly cleared.

Mr. DeWolf is plowing and harrowing for Mr. Knight.

Mr. L. E. Reed is stopping at De Wolf's.

Mr. R. Naumann is clearing his own land, tract 300, with his stump machine. He is doing fine work.

Messrs. F. K. and J. P. Casterline, owners of tracts 210 and 198, arrived on Thursday's boat. They will live temporarily in a tent and will commence clearing their land at once.

Mr. J. W. Clark, of Buffalo, owner of 104 and 151, and Mr. H. W. Thompson, of Cleveland, are already busily engaged in clearing their tracts.

EAST McKINLEY.

(*February Items*)

Mr. C. W. Mayrs, tract 81, is putting out thirty acres of trees and has quite a lot of pineapples out. Garden doing fine.

Messrs. Swan, of 79, and Sebelin, of 84, have almost completed clearing Mr. G. Gordon's tract, 86. Mr. Gordon expects to have his tract plowed at once and set out with citrus fruit trees. Mr. Gordon is the owner of a fine mule, received on the last boat.

Mr. and Mrs. Clarence W. Morgan are occupying their new house on tract 90. Mr. Morgan has erected a fine large house. His trees on tract 87 are doing well. His vegetables, too, are doing well. Mr. Morgan is a hustler—just the right sort.

Mr. J. W. Usher's house on tract 91 is nearly completed, and will soon be ready for Mr. Usher and his family to move in.

Mr. J. T. Hobbs has the foundations laid for a new house on tract 97. Mr. Hobbs first dug a well, then cleared his ten acres ready for the plow and has some trees "heeled in," until the ground is thoroughly prepared for them.

Mr. C. H. Wood, tract 96, has his tract nearly all cleared, and about an acre plowed, which he expects to let lie until the ground is sweetened, when he will raise vegetables.

Mr. C. W. Field is clearing his tract, 77, and is living with Mr. W. J. Stoops on tract 124. Mr. Stoops is also clearing his tract. Mr. Stoops has a nice little house built.

Mrs. Alford and Miss Alford have had a very neat cottage erected on their tract, 182. They have had their tract cleared, one acre plowed, limed, and fertilized, and have started quite a large garden.

Messrs. F. K. and J. P. Casterline, owners of tracts 186 and 198, are clearing tract 198. They have erected a small but very neat little cottage on Dr. Furlong's tract, 217. Their cottage is portable and they intend moving it to their own tract when it is cleared

Capt. R. C. McLane has all of tract 195 cleared and ready for the plow. He is busy hauling lumber for the new house he is planning to build as soon as he can get the carpenters to work upon it

Dr. M. G. Furlong and family are living with Mrs. Penfield in her new house, which is now completed. They have an acre under cultivation, and have a few trees and some vegetables planted.

Mr. Elmer L. Ellsworth has added quite a number of improvements to his house on tract 259. Mr. Ellsworth has the eastern five acres plowed and will at once set out grapefruit and orange trees.

Mr. W. L. Matteson, of Akron, Ohio, and his brother have recently visited McKinley, and returned well pleased. Mr. Matteson owns tract 261, and will have his land improved at once.

Mr. E. E. Tolksdorff is planting trees on his ten-acre tract, 271.

Mr. W. S. Corlis, of Carthage, N. Y., is the owner of tract 260. Mr. Corlis has just returned to the States, having previously arranged to have his tract cleared, plowed, and planted.

Mr. Richard Naumann is pulling trees on Mr. John Crane's tract, 251, original McKinley Colony. Mr. Naumann has five acres of his own tract, 288, and five acres of the tract adjoining, 287, belonging to Mr. F. E. Mosher, cleared. Some of Mr. and Mrs. Mosher's friends are anxious to welcome them down here.

Mr. E. C. Knight is setting out trees on the whole ten-acre tract, 292, on which his house stands, and is sowing oats on the tract adjoining it.

Mr. and Mrs. DeWolf and their daughter will move into their new house in a few days. Mr. DeWolf has completed his new house, which presents a very attractive appearance.

Mr. Wm. Mayrs, 74, when not employed at carpenter work, is clearing his own tract.

Mr. and Mrs. George Saxe are taking charge of Mr. E. E. Tolksdorff's house.

Mr. John Brainerd, owner of tract 174, in East McKinley, will have his tract cleared and planted. Mr. Naumann has the contract for the work.

WEST McKINLEY.

(*February Items*)

Mr. M. Schaffler, of Cleveland, on tract 695, is among the Pioneers, having built a small house for his own use and that of his friend, Mr. Adam Regel. Mr. Schaffler has already moved in, and doubtless feels that he shares the honors with the first arrivals. Mr. Schaffler went to California after leaving Cleveland, and was there four months. He wanted to be satisfied on the climate question. After spending a week or more here, he was satisfied that California cannot hold a candle to this Island of Pines. He is a hustler and is so happy over his choice that he smiles all the time.

The third party to claim Pioneership are Messrs. A. T. Berry, tract 749, and E. W. Refenning, tract 748. They are putting up their tent and will immediately commence to clear their land.

Mr. and Mrs. Wells, of tract 753, have made a thorough examination of their tract, and are convinced that there is none better. They have put up their tent close to the Man-ig-ua Orange Groves, and will take their time clearing their land.

Mr. H. D. Bonney has also put up his tent near his friends and neighbors, Mr. and Mrs. Wells, and will clear his land.

Mr. A. H. Porter and son and several others elsewhere mentioned who are interested in West McKinley, are at the Grove House. These gentlemen, too, will go on their tracts in the near future.

Mr. H. V. Parent has almost completed clearing tract 684. Mr. Parent is the nephew of Mr. W. A. and son of Mr. F. A. Parent, managers of the Cleveland office.

The "Grove House," "The Orchid in the Pines," and the "Riverside House" (Cleland's) have been more than crowded for the last three weeks, and every steamer that comes brings additional crowds, and it seems at times that not another person can be accommodated, but so far every one has found place in the near-by cottages and tents, and with the fine music and excellent players and singers at the Grove House, everyone seems happy and no one lonesome.

Mr. Chas. J. Collman, of Pittsburg, Pa., has purchased tract 669, West McKinley, and has recently visited McKinley. Mr. Collman will return to McKinley in the fall and develop his tract.

Mr. Howell Pierce, of Toledo, Ohio, is the owner of tract 811, West McKinley, and will soon clear his land and plant trees.

EAST McKINLEY.

(*March Items*)

Mr. D. M. DeWolf is making preparations for putting in a cement floor in his house and porch. His bungalow is very attractive, and will soon be ready for occupancy.

Mr. E. C. Knight has completed the planting of trees on the two ten-acre tracts east of the Medio River.

Mr. E. E. Tolksdorff is planting out trees on his tract, 271.

Dr. W. S. Corlis is having his tract, 260, cleared. It will soon be ready for the plow.

Captain McLane has the lumber all hauled ready for his house which Mr. C. W. Mayrs will build for him on tract 195, upon the completion of Dr. Furlong's house.

Mrs. and Miss Alford are living in their cozy little cottage on tract 182. Miss Alford has started a garden on a portion of the three or four acres already cleared.

Mr. W. J. Stoops has a house built on tract 124, and is now clearing his tract.

Mr. C. W. Field is clearing tract 77.

Mr. G. A. Gordon's tract, 86, is about cleared.

Mr. C. H. Wood's tract, 96, and Mr. J. T. Hobb's, 97, are about ready for the plow.

Dr. M. G. Furlong is building one of the largest houses in East McKinley. The main portion of the house is 27 feet 8 inches by 33 feet 4 inches. There will be two bedrooms, a bath-room, a sitting-room, a dining-room, an office, a breeze-way, and a kitchen on the first floor. There is a 7-foot porch all the way around. Messrs. Mayrs are the builders.

Mrs. Penfield has one of the coziest, most homelike little cottages in all McKinley. Mrs. Penfield has shown a great deal of taste in the interior arrangements, and is as comfortable as anyone need wish.

WEST McKINLEY.

(*March Items*)

The house which Messrs. Coan, Stair, and Stoll have been building is ready for occupancy. Upon its completion these gentlemen turned their attention to vegetable raising, and have started a nice, large garden. They will this week begin clearing and preparing the soil for the planting of trees. Their tracts are 630, 631, and 632.

Mr. Harry V. Parent, of tracts 683 and 684, has erected a tent and cleared about two acres of ground. Mr. Parent is doing fine work. He will next prepare this portion for the planting of grapefruit trees, which have already been ordered. This is the second tract "Harry" has tackled, and he is certainly proving himself to be a hustler.

Messrs. Refenning and Berry are camping on their tracts, 748 and 749, which they are busily engaged in clearing. They have purchased a new horse and wagon.

Messrs. E. K. Lyman, of Holyoke, Mass; H. A. Corbin, of Friendship, N. Y.; H. M. Dean, J. Shea, Mr. A. Best, of Lorain, O., and C. H. Chadburne, of Princeton, Minn., are among the most recent visitors who have returned to the States.

Mr. John Govenlock, of Cleveland, O., is negotiating for tracts 111 and 112, West McKinley.

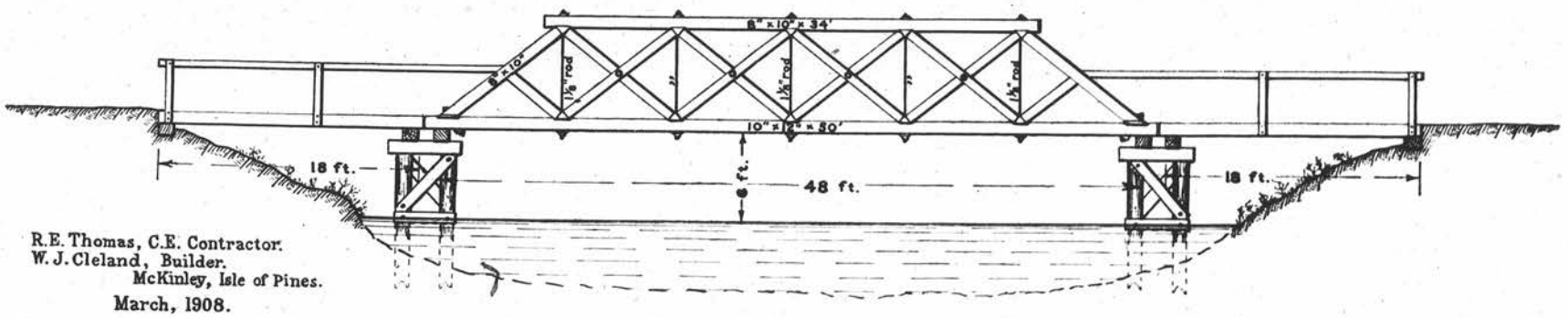
Mrs. C. Bittner, of Cleveland, O., has selected a fine tract in West McKinley.

Mr. C. E. White, of Wooster, O., arrived on March 1st, and is stopping at the Orchid in the Pines.

Mr. John Wriker and son, of Toledo, O., owners of tract 639, have dug a well. After digging down eleven feet the water came so fast they were compelled to stop. They have the lumber ready for a floor, over which they will erect their tent.

Mr. A. H. Porter has erected a small house on tract 752 for the accommodation of himself and son while clearing their land.

Mr. Wells is spending his spare time in clearing his daughter's tract, 753.



Cross Section of the New Bridge Across the Neuvas River, on the Line of the Road, Extending the Government Highway from the Centre of McKinley Through West McKinley. Photographs of the Bridge are Shown on Other Pages.

THE LAST CALL!

West McKinley Land $35 per Acre for a SHORT TIME ONLY.

PRICE WILL POSITIVELY ADVANCE UPON COMPLETION OF ALLOTMENT OF 1,000 ACRES, NOW UNDER SALE.

Pick Out Your Location on the Map To-day. You Can Change Later If You Wish To.

$1,000 an Acre Crop Will Cause Enormous Increase in the Value of $35-an-Acre Land.

Yielding to the requests of our investors who wished their friends to learn of the wonderful opportunities of the Isle of Pines and invest at the lowest price, the Isle of Pines Company has delayed advancing the price of its West McKinley lands beyond the date set.

We do not wish to take any one by surprise.

We want to give each and every one of the thousands who are watching the development of the McKinley Colonies, every reasonable opportunity to select the land at opening price of $35 an acre.

The Ten Thousand Acre Addition to West McKinley.

Land that it has been proven will produce a crop of oranges or grapefruit selling for $1,000 per acre does not go begging.

The extensive development work done at McKinley this winter has at a conservative estimate doubled the value of our lands—and yet to be FAIR AND JUST TO ALL, the $35 an acre price has been maintained.

The new high road, to the centre of the McKinley town site (to be extended through West McKinley), is well under way. The 500 acre grove in McKINLEY is now completely planted. An expensive bridge connects the two colonies.

The development in West McKinley is in full swing, roads are being opened, land cleared, houses built, a lumber company established, a big hotel planned, and yet FOR A FEW WEEKS MORE its lands can be secured at the ORIGINAL PRICE, $35 an acre, asked and received BEFORE any of these improvements had been made.

Already the confines of West McKinley have been extended. As THIS PAPER GOES TO PRESS, a fully equipped surveying corps takes the field to subdivide another 10,000 acres, including in the West McKinley property 20,000 acres of the most fertile fruit, vegetable, and tobacco lands in the Isle of Pines.

Only 1,000 Acres at Present Prices.

Only 1,000 acres (100 ten acre tracts) are offered at the present price, but as long as these last, unrestricted choice is given of these fertile lands (excepting the reserved property) at $35 per acre. It will soon be selling for twice this sum.

We will change your allotment to any other tract of our unreserved land, at any time before deed is issued without question or argument—hence you take no chance in buying now.

The land within the heavy red lines on the map is reserved for the present, not because it is any better than the adjacent lands, but because we expect to make OUR PROFIT WITH OUR PRESENT INVESTORS, and are holding it *now* to sell *later*, at a much higher price, after the surrounding land is allotted. (See our new large map of the *Three* McKinley Colonies, sent to any address upon request.)

How Land Can Be Purchased.

As stated above the present price of WEST McKINLEY land is only $35 PER ACRE.

This offer is made only to ACTUAL BONDHOLDERS of the Tropical Development Company, and if you are not already a BONDHOLDER, it will be necessary for you to purchase AT LEAST ONE PROFIT-SHARING GOLD BOND for each 10 ACRES OF WEST McKINLEY land you wish to buy. If you buy TWO BONDS, you have the right to purchase 20 ACRES; THREE BONDS, 30 ACRES; FOUR BONDS, 40 ACRES, and so on. No less than 5 ACRES and ONE BOND will be sold.

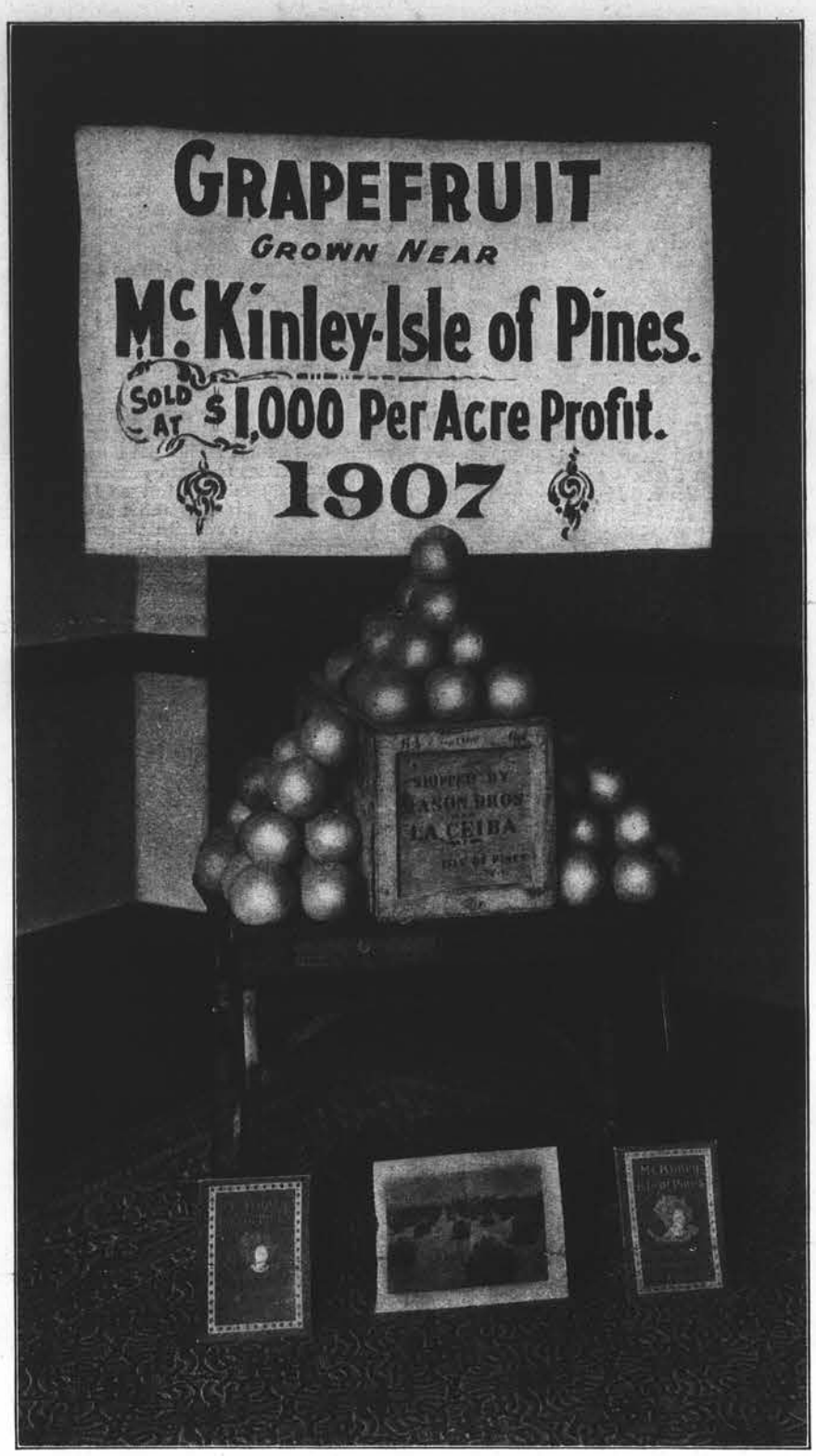
The par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they carry with them a bonus of TWO HOUSE LOTS, 50x150 FEET EACH, or ONE BUSINESS LOT, 50x150 FEET, ABSOLUTELY FREE, in McKINLEY.

The present cash subscription price is $76.50 PER BOND, which includes the FREE TOWN LOTS.

THEREFORE, ONE BOND AND 10 ACRES OF LAND IN WEST McKINLEY WILL COST $426.50, if payments are made on the liberal installment plan we have devised, or a discount of 10 PER CENT on the price of the land is allowed where full cash is paid at time of purchase.

PAYMENTS may be made as follows: $106.63 DOWN and equal sums every three months thereafter, or 10 PER CENT OFF THE PRICE OF THE LAND IF YOU PAY CASH AT TIME OF PURCHASE.

All tracts bordering on either the Nuevas or Callejon Rivers, $40 per acre.



ISLE OF PINES EARLY GRAPEFRUIT.

Photographed Nov. 5, 1907. This Box of Fruit Cost $5.00 Wholesale in New York and Netted the Isle of Pines Grower About $3.00 Returns. 400 to 500 Boxes is a Fair Crop Per Acre. Your Ten Acre Tract at McKinley planted in Grapefruit Trees, Would Keep You in Comfort the Rest of Your Life.

A Few Days Left to Buy at This Price.

REMEMBER, we shall positively advance the price of our land within a few weeks WITHOUT FAIL, so you must act PROMPTLY or pay more if you delay. You will never have such a chance again. FORTUNES AWAIT EARLY INVESTORS.

To-day is the Day

to accept this offer. Send in your subscription for as many BONDS and ACRES as you can buy, BEFORE THE PRICE ADVANCES.

APPLICATIONS will be filled in the order received—FIRST COME, FIRST SERVED, and EARLY BUYERS will get the CHOICEST LOCATIONS. ALL money received after the price advances will be returned to the senders.

We reserve the right to refuse any undesirable purchasers, and to ADVANCE THE PRICE OF THE LAND WITHOUT FURTHER NOTICE.

Make all checks payable and address all correspondence to:

Isle of Pines Company,

44-60 East 23d Street, New York, Owners of the West McKinley Colony Lands, and the largest Land-owners in the Isle of Pines.

Or for original McKinley Colony lands to the

TROPICAL DEVELOPMENT CO.

Founders of McKinley and East McKinley, and of the Manigua Orange Groves (500 Acres).

Branch Offices, Representing both Companies, at

Buffalo, N. Y.: 304 Brisbane Bldg., 403 Main Street.

Cleveland, O.: 306 Park Bldg., 30 Public Square.

Pittsburg, Pa.: 904 Keystone Bank Building.

Detroit, Mich.: 303 Chamber of Commerce Bldg.

Toledo, O.: 424 Ohio Building, Cor. Madison and Superior Streets.

Boston, Mass.: 6 Beacon Street.